

Greater Brighton Economic Board Annual Report 2016/17

CITY REGION HIGHLIGHTS



OUR SUCCESSES SO FAR



**Building
Flood
defences**

**Delivering
750,000m²
employment
floor space**



**Unlocking
£2bn
in private
sector
investment**

**£150m
secured in Local
Growth Funding
(LGF)**

**Making
better use
of our assets**



**Improving
our road
network**

**Creating
24,000
jobs**

**Building
18,000
homes**

OUR FUTURE

Our Barriers to Growth



Housing



Transport



Digital Infrastructure



Inequality

Our Opportunities for Growth

**Creative Digital
& IT £1bn &
expected to
double
in next...**

**5
years**

**Advanced Engineering
& Quantum Technology**



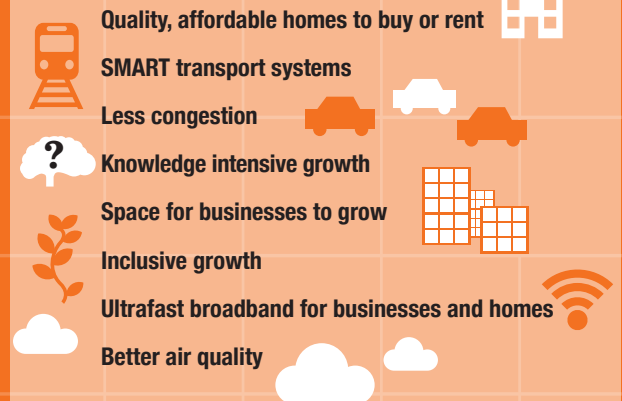
**Health &
Life Sciences**



**Low Carbon Environmental
Goods & Services**



Our Future City Region



Quality, affordable homes to buy or rent

SMART transport systems

Less congestion

Knowledge intensive growth

Space for businesses to grow

Inclusive growth

Ultrafast broadband for businesses and homes

Better air quality

The Greater Brighton Economic Board ('the Board') was formed as part of the City Region's 2014 City Deal with Government. This year marked the Board's third year of operation and, under the Leadership of Councillor Daniel Humphreys and Councillor Andy Smith, the partnership has continued to develop and mature.

The aim of the Board is to protect and grow the Greater Brighton economy. By bringing together all of the City Region's key stakeholders as a formally constituted partnership, the Board is able to co-ordinate economic development and investment activities across the City Region. Only by working collaboratively to maximise the opportunities and remove the blockers for growth will the City Region fulfil its full economic potential.

The Board believes that the creation of the Southern Accelerator, similar to the Northern Powerhouse and the Midlands Engine, would provide an overarching vision for the region within which other structures, strategies and bids would sit. With relatively modest interventions in the City Region's road, rail and digital infrastructure and with the tools to unlock the essential housing and employment floorspace, Greater Brighton can deliver improved productivity and growth.

The focus of the Board is to create the right balance in the City Region economy, between traditional and coastal industries such as tourism, retail and the public sector (which currently provide over 50% of all jobs in Greater Brighton) and modern, high-tech and high-value industries in key growth sectors. For Greater Brighton, these sectors are: Creative Digital and IT; Low Carbon and Environmental Goods and Services; Advanced Engineering in marine, aviation, automotive, defence and electronics, and; Health and Life Sciences.

6 Local Authorities

Adur District Council
Brighton & Hove City Council
Crawley Borough Council
Lewes District Council
Mid Sussex District Council
Worthing Borough Council

3 Business Partnerships

Adur & Worthing Business Partnership
Brighton & Hove Economic Partnership
Coastal West Sussex Partnership

2 Universities

University of Brighton
University of Sussex

3 Further Education Colleges

Greater Brighton Metropolitan College
Plumpton College
Sussex Downs College

Local Enterprise Partnership

Coast to Capital Local Enterprise Partnership

National Park Authority

South Downs National Park Authority

Gatwick Airport Ltd

To support the City Region reaching its economic potential, the Board works collectively to build on its economic assets and unblock its barriers to growth by;

- Shaping and delivering the Greater Brighton Investment Programme; a co-ordinated programme of regeneration and infrastructure that supports the creating of a network in high-value growth centres in key locations across the City Region that deliver new jobs, investment, employment floorspace and homes
- Continually developing a programme of future delivery through the Greater Brighton Project pipeline and securing the necessary funding and investment to unlock these projects, primarily via the Local Growth Fund (LGF)
- Developing and implementing City Region policy and initiatives and securing new local flexibilities, freedoms and funding in the key areas needed to drive growth and increase productivity: strategic transport; local transport infrastructure; housing and growth sites; skills for employment; enterprise and smart specialisation, and; digital.

The role of the Board is to develop a complementary growth offer across all parts of the City Region and to support this by:

- Enabling delivery of the City Region's ambitious housing plans, broadening the choice and affordability of housing types across Greater Brighton to meet the needs of different groups and varying life stages and thereby retain its highly skilled workforce;

- Targeting and directing investment into infrastructure to unlock the City Region's key growth centres, to build new homes and regenerate communities and to create much needed employment floorspace so that businesses can locate and grow within Greater Brighton, spreading the benefits of high growth clusters and innovation across the City Region;
- Creating skills for employment, to meet the growth needs of the City Region's businesses and to give all residents equal access to education, training and employment opportunities;
- Developing a coherent package of enterprise support for all businesses across the City Region, providing the right tools and support – from digital connectivity to business finance – for them to survive and thrive.
- Putting in place specialist support for the City Region's high growth sectors – Creative Digital and IT; Low Carbon and Environmental Good and Services; Advanced Engineering, and; Health and Life Sciences, to raise productivity and output and create more graduate and high-value jobs and thereby reduce levels of under-employment and out-commuting, and;
- Improving transport infrastructure and developing effective transport networks, to reduce congestion and increase access to employment, learning and products and services whilst also improving air quality.

Throughout this year, the Board has continued to tackle these medium to long-term objectives by progressing five key areas of work:

1 Greater Brighton's offer to Government – Enabling the Industrial Strategy

2 The Greater Brighton One Public Estate Programme

3 The Greater Brighton Investment Programme LGF Growth Deal Rounds 1& 2

4 The Greater Brighton Investment Programme LGF Growth Deal Round 3 Funding

5 The Greater Brighton Project Pipeline and Growth Deal Projects from Unallocated Funds Rounds 1 & 2

In 2015, Greater Brighton started a dialogue with the Government about how we could deliver more if the Government devolved further powers and funds to the City Region. This led to the development of the Greater Brighton Devolution Prospectus, published in September 2015, which was followed by Ministerial and Government official challenge sessions in January 2016.

Towards the end of 2016 we reviewed the Devolution Prospectus, and in January 2017 we published the **Greater Brighton City Region Revised Devolution Proposal**, which restated what the City Region is offering to do, and the help that is needed from Government to deliver our ambitious programme.

Welcome to Crawley and Gatwick

For the first time since the Board was established, the membership will soon be extended, with Crawley Borough Council and Gatwick Airport Ltd being invited to join during the summer.

Crawley is home to around 111,000 people and to over 3,000 active businesses. Gatwick Airport is one of the South East's most high profile and important anchor businesses, with 24,000 direct employees and 13,000 indirect employees from across the region. It is a major investor in growth – having invested £1.3bn since 2009 with plans to invest a further £1.2bn before 2021.

Extending the membership to Crawley and Gatwick Airport presents Greater Brighton with tremendous opportunities in relation to economic regeneration, growth and strategic presence. It will allow the Board to focus on the A23/M23 growth corridor – linking Brighton, Gatwick and London. The corridor has been identified as one of nine in England to have been at the heart of growth over the last decade and likely to maintain a pivotal role in shaping growth in the future. This will strengthen the Greater Brighton voice to Government and the case for continued investment – both public and private.



Greater Brighton's offer to Government – Enabling the Industrial Strategy

The Greater Brighton Economic Board welcomed the publication of Government's Industrial Strategy Green Paper and the renewed emphasis on improving productivity and achieving an economy that works for everyone. In April 2017 the Board submitted its response, which is consistent with Greater Brighton's devolution proposals. The response contains 9 key offers to Government:

1 Southern Accelerator - Driving growth across the whole country

The Greater Brighton Economic Board believes that the creation of the **Southern Accelerator**, similar to the Northern Powerhouse and the Midlands Engine, would provide an overarching vision for the region within which other structures, strategies and bids would sit. With relatively modest interventions in the City Region's road, rail and digital infrastructure and with the tools to unlock the essential housing and employment floorspace, Greater Brighton can deliver improved productivity and growth.

2 Empowering City Regions to respond to the challenge - upgrading infrastructure

The Board welcomed Government's desire to better align the planning of infrastructure more effectively with local growth priorities. It seeks a decentralised and consolidated transport fund with a multi-year settlement from Government.

3 City Halls for Business - Creating the right institutions to bring together sector and places

The Board is ready to pilot a 'City Halls for Business' model, using Brighton's Town Hall as a multi-agency hub to support business growth, attract inward investment and promote trade.

4 Sector Alderman / Business Ambassadors - Encouraging Trade and Inward Investment

A Business Ambassador role is being piloted as an example of a modern "Alderman" type role within local government. The role aims to help attract inward investment, support trade delegations and missions, voice the needs of their sector and influence the City Region's strategic developments.

5 Innovation South - Investing in Science, Research & Innovation - bolstering the role of R&D at a regional level to deliver placed based growth

Greater Brighton is a partner in Innovation South, one of the eight Science and Innovation audits announced by Government as part of the Autumn Statement 2016. Understanding regional industrial needs will be central to the success of the Industrial Strategy, and the Board looks forward to engaging with Government to learn from the audit's findings.

6 Greater Brighton Smart Growth – Cultivating World Leading Sectors

The Board is currently taking steps to better understand the City Region's sectors and sub-sectors and is developing a Smart Growth Strategy for Greater Brighton.

7 Place based infrastructure solutions – to deliver affordable energy and clean growth

The Board would like to pilot a new approach to utility companies working more closely together on place based infrastructure, energy security and smart grid solutions to support growth and respond to challenges, such as the roll out of electric vehicles.

8 Business resilience and growth – supporting business to start and grow

The Board is concerned that the limited supply of revenue funds for direct business advice and support will limit the ability of businesses to take advantage of the new funding avenues being offered by Government. The Board would like to work with Government to support business growth.

9 Skills for the future – developing skills

The Board asks Government to work with and support the City Region to refocus the newly created Greater Brighton Metropolitan College (GBMet) and the University Technical College (UTC) in Newhaven to seek investment via the proposed £170m of capital funds proposed in the Industrial Strategy.

The Greater Brighton Economic Board will be continuing discussions with Government, with a view to developing a Greater Brighton Local Industrial Strategy in 2018.



Greater Brighton City Region Workshop



On 28-29 September, representatives from across Greater Brighton hosted a 2-day workshop, attended by a number of senior civil servants including Sam Beckett, Director General, International Growth and Analysis at the Department for Business, Energy and Industrial Strategy (BEIS), and Simon Ridley, Director General, Decentralisation and Growth at the Department for Communities and Local Government (DCLG).

The workshop was an opportunity for the BEIS and DCLG officials to meet with the Greater Brighton Economic Board and other key city region stakeholders, to discuss the areas of opportunity and challenge for the Greater Brighton City Region. The key objectives were to understand how to implement Government's Industrial Strategy in the context of place, and to develop strategies to drive local growth across Greater Brighton by:

- Building relationships between central government officials and Greater Brighton key stakeholders

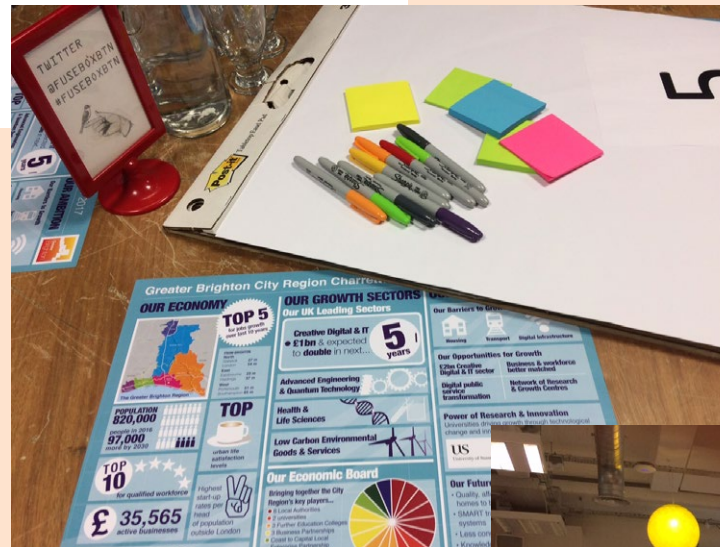
- Increasing civil servants' understanding of the local growth opportunities and challenges in Greater Brighton, particularly aligned to housing and the industrial strategy
- Identifying priority areas for future joint working – quick wins and longer term projects

The aim was to reach a shared understanding of the opportunities and issues for delivering a Greater Brighton local Industrial Strategy, and to help identify the priority areas for future collaborative working, including identifying the components for a Housing Deal for Greater

Brighton and a deal reflecting the city region's sector strengths and Creative Digital Cluster.

As well as looking to the future, the workshop also provided an opportunity to showcase and reflect on great work that the Greater Brighton Economic Board has been involved with since its inception. The Central Government officials were taken on tours of the City Region's key projects including the Western Harbour Arm Flood Defences and Adur Tidal Walls in in Shoreham, The University of Brighton's new Advanced Engineering Centre and the Digital Catapult and 5G Testbed.

The Workshop was a great success, and will lead to ongoing dialogue with Government to progress towards a Local Industrial Strategy for Greater Brighton.



The Greater Brighton One Public Estate Programme

The One Public Estate Programme is an initiative funded by the Cabinet Office Government Property Unit (GPU) and delivered in partnership with the Local Government Association (LGA). The Programme is designed to facilitate and enable local authorities to work successfully with Government and local agencies on public property and land issues through sharing and collaboration. It has four main objectives, to:

- 1 Create economic growth (new homes, employment floorspace and jobs);
- 2 Enable more integrated customer-focused services;
- 3 Generate capital receipts, and;
- 4 Reduce running costs.



There are a number of projects within the Greater Brighton Programme. These are still in their infancy, but steady progress is being made:

- 1 IMPaCT Hub at Worthing Civic Centre
- 2 Moulsecoomb Neighbourhood Hub, Brighton
- 3 Quebec Barracks, Brighton
- 4 Preston Barracks Healthcare Hub, Brighton
- 5 Brighton General Hospital
- 6 Preston Circus Fire Station, Brighton
- 7 Springman House, Lewes

Local authorities that gain membership to the National Programme receive wide-ranging support to develop and deliver property initiatives with Government and public sector partners that meet these objectives. This includes;

- revenue grant funding of up to £500,000 (per funding round)
- access to a pool of experts to provide additional support and capacity in a number of areas, from master-planning to business case development and cost evaluation
- practical support from the GPU and LGA
- routes to senior central and local government experts.

Greater Brighton applied to join the National Programme, and in early November 2016 the City Region received formal confirmation that its application had been successful. The Greater Brighton One Public Estate Programme (the Local Programme) received a 2016/17 funding allocation of £280,500 and a further £316,500 was earmarked for 2017/18.

The funding will enable the provision of robust evidence to support asset management decisions, in the form of detailed locality reviews and feasibility, viability and master-planning studies. It will also support the development of joint property ventures and fund a dedicated programme management resource to support the delivery of the Local Programme.

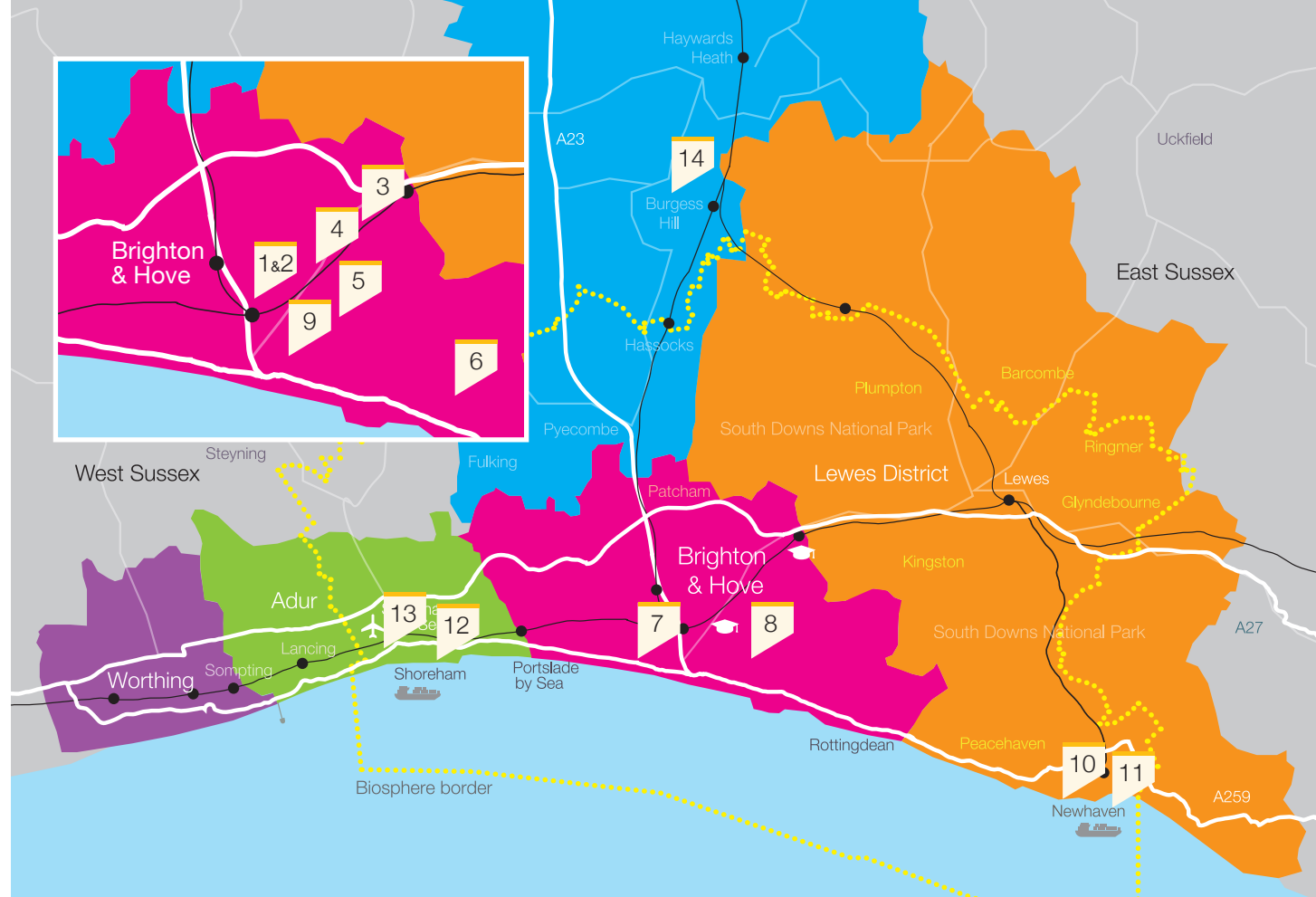
The One Public Estate Programme will be publishing its Annual Report in February 2017, and this will contain more detail on the projects listed above.



1 & 2 - overseeing the delivery of a co-ordinated programme of regeneration and infrastructure projects that support the creation of a network of high-value growth centres in key locations across the City Region

These projects will deliver a total investment of approximately £376m into the City Region, unlocking an estimated 14,000 jobs, 8,200 homes and 450,000sqm of employment floorspace.

The above figures vary from initial estimates; changing as project business cases have been further developed and refined and funding agreements signed.



- | | |
|---|---|
| 1 New England House Creative Tech Growth Centre | 8 Brighton & Hove Intelligent Transport Systems Package |
| 2 Digital Catapult Centre Brighton and 5G testbed | 9 Brighton Valley Gardens |
| 3 Advanced Engineering Centre | 10 Newhaven Flood Alleviation Scheme |
| 4 Preston Barracks Central Research Laboratory | 11 Newhaven Port Access Road |
| 5 Circus Street Innovation Hub and Regeneration | 12 Western Harbour Arm Flood Alleviation Scheme |
| 6 City College Construction Trades Centre | 13 Adur Tidal Walls Flood Defence Scheme |
| 7 Brighton & Hove Bike Share Scheme | 14 Burgess Hill A2300 Corridor Improvements |



In the last 12 months several key projects or project phases have been delivered and are now complete. Some of the highlights are detailed below:

The creation of the **Newhaven Enterprise Zone** was confirmed as part of the 2015 Spending Review. The Enterprise Zone opened in April 2017 and was formally launched on Monday 26th June 2017 at the UTC@harbourside. The event was highly successful, with around 70 local dignitaries, businesses and partners attending, including Maria Caulfield MP. Attendees heard from a range of speakers, including Steve Allen (Vice Chair of Coast to Capital Local Enterprise Partnership), Cllr Andy Smith (Leader of Lewes District Council) and Chris Rasmussen of Brightwell Dispensers (one of Newhaven's largest employers and have recently taken on new space within the Enterprise Zone).



The Newhaven Enterprise Zone will;

- create and sustain at least 2,000 new full time jobs
- deliver up to 55,000sqm of employment floor-space.

Construction of the **University of Brighton Advanced Engineering Centre** was completed in the spring of 2017. Work continued during the summer of 2017 on the internal fit-out of the workshops and installation of specialist equipment in the research areas. The new Centre was used during the 2017 British Science Festival, which the University of Brighton co-hosted with the University of Sussex.

The centre will provide specialist science-led teaching and research facilities for advanced automotive engineering. Key features of the centre will be;



- laboratories, tutorial rooms, meeting rooms and exhibition spaces.
- the base for 300 students, 15 academic staff and 35 research posts,
- delivering around 60 engineering graduates each year.

The building itself reflects Greater Brighton's drive towards a low-carbon and sustainable City Region. The innovative design and use of materials will minimise heat loss and energy use, and the centre features a solar array on the roof.

Work on the Greater Brighton Metropolitan (GBMet) Colleges' £9m **Construction Trades Centre** was completed in early spring and the building handed over to the College at the end of March. Through the summer the College undertook the internal fit-out and decanting of the current provision from the Pelham site to

allow the new facilities to be fully operational for the 2017/18 academic year.

The Construction Trades Centre, situated on the East Brighton Campus of the College, will train the next generation of electricians, plumbers, carpenters, painters, bricklayers and plasterers. Employers in construction and catering already face significant problems in recruiting skilled workers, and earlier this year GBMet published a report entitled “Have you Met your future”, which suggested that jobs in construction will be amongst the top 10 growth occupations in Sussex and the UK over the next 5 years. With the government in the process of negotiating Great Britain out of the EU, it remains unclear what the impact might be for the supply of labour to key industries including construction, health and tourism, so the new educational facility is going to be vital for the post-Brexit economy.

Construction of the new **Sussex Innovation Centre** Brighton, on Block J (which received a Coast to Capital Local Enterprise Partnership investment of £3.8m) at Brighton Station began in 2016. The new development will form part of a network, including a Centre in Croydon that opened in October 2015 and the planned Bio-Innovation Centre on the University of Sussex’s Falmer campus.

The Block J development at Brighton Station will be an exciting extension of the Sussex Innovation Centre’s internationally recognised

technology incubation facilities and will make access to the specialist support even easier within the city. Block J also provides a new base for the University of Sussex in the heart of the city.

The new Innovation Centre at the Brighton Station site will provide;

- 20,000 square feet of new high quality office accommodation over 6 floors
- collaborative workspace, hot-desking and meeting spaces
- a new cafe opening onto New England Square
- new Indigo hotel

A substantial section of the **Newhaven Flood Alleviation scheme** on the west bank of the Ouse has been completed including more than 300m of new earth embankment, a flood wall and a flood gate in a public park.

The building of the flood wall on the east bank of the Ouse north of the swing bridge, and work on sections of the wall south of the swing bridge into the Port area of Newhaven have commenced. Preparatory work has started on flanking embankments between the A26 and the Energy Recovery Facility that will protect Newhaven from ‘back door’ flooding.

The planning application for the **Adur Tidal Walls Flood Defence Scheme** in Shoreham was





approved in March 2016, and the construction of two new flood defence embankments commenced in Shoreham. Works are substantially complete at two of the project's ten reaches.

The Brighton & Hove **Bike Share Scheme** was officially launched on 1 September 2017. Public bike share is part of a wider strategy to enhance public transport infrastructure, walking and cycling across Brighton & Hove and the wider region to improve connectivity between existing employers and developments, the city centre and more local/district centres.

The network involves 50 docking stations and around 450 bikes, and the contract for the operation, management and maintenance of the Scheme was awarded to HourBike. The scheme could be expanded to cover parts of the City Region and provide cycle access to the South Downs National Park.

The benefits of the scheme include:

- The provision of affordable access to employment and study
- Reduced road congestion, traffic accidents, parking demands and carbon
- Improved health and wellbeing, increasing productivity
- Help to bolster tourism economy. By providing easier and quicker access to/from railway stations, tourists will be encouraged to visit more places and attractions, such as the Brighton Marina.

The **Digital Catapult Centre Brighton** celebrated its first anniversary in March 2016. In that time, the Centre worked with 250 small businesses, as well as large corporates including American Express and Gatwick Airport and a range of university partners.

Through 2016/17 building work continued on the catapult centre and 5G testbed in New England House and the satellite hub at the University of Brighton. The beta version of the 5G testbed is due to launch this autumn.

The current catapult residency programme, which focussed on Immersive Technologies (virtual and augmented realities), is coming to its final phase and has enabled a number of innovators to develop and grow commercially, including;

- Fracture
- Circa69
- Gorilla in the Room
- Big Man
- Ram Jam
- Chromaspace
- Ionasphere.

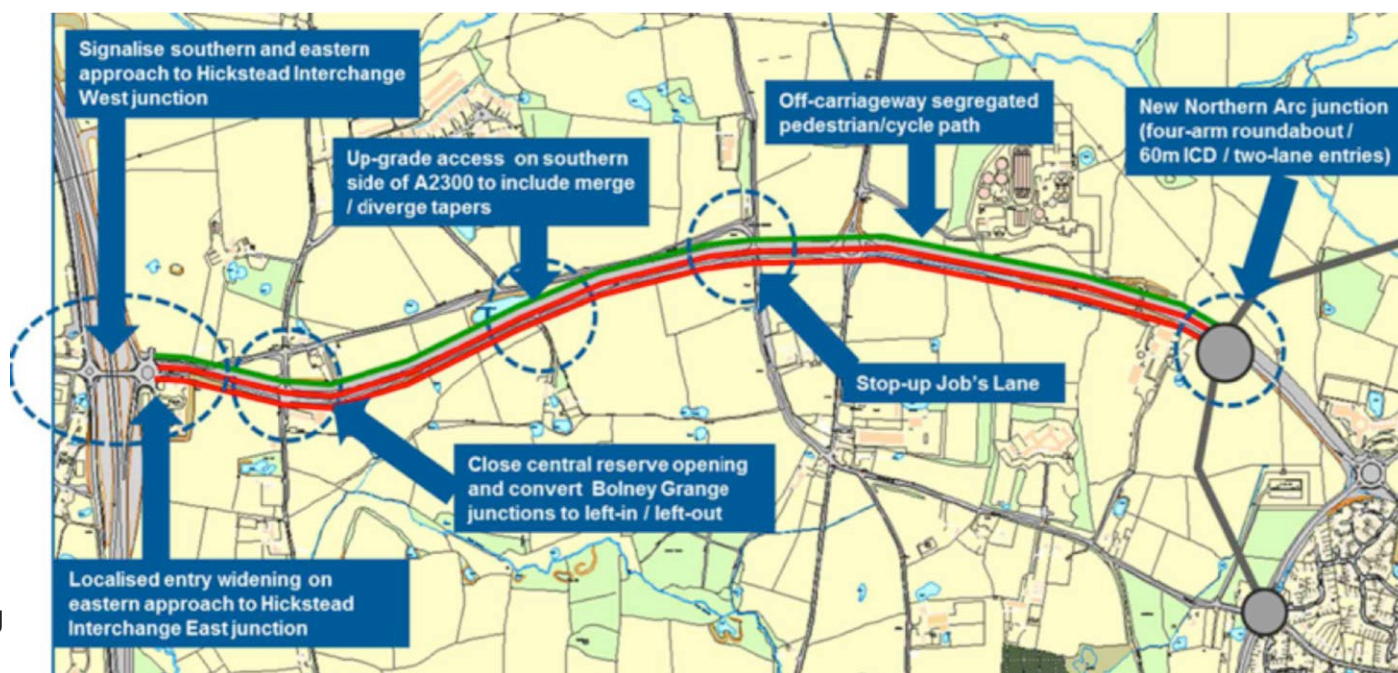
An agreement to extend the digital catapult centre contract to 2020 to cover the 5G work has been approved and discussions are also underway to extend the main contract beyond March 2018 to support further activity, including the Hannington Lane retail tech project.

West Sussex County Council and Mid Sussex District Council continued to work together to develop the business case for the Burgess Hill **A2300 Corridor Improvements Scheme**. The Scheme will support the economic growth of Burgess Hill – the single largest growth location within the City Region – by enabling the delivery of strategic housing and employment developments and improving the town's link to the strategic road network.

Preliminary design is expected to be completed in autumn 2017, followed by preparation of the outline transport business case, expected to be completed by spring 2018. The current programme indicates a start of construction in winter 2020, with completion in spring 2022.



Further details of the Burgess Hill Growth Location can be found on page 17.



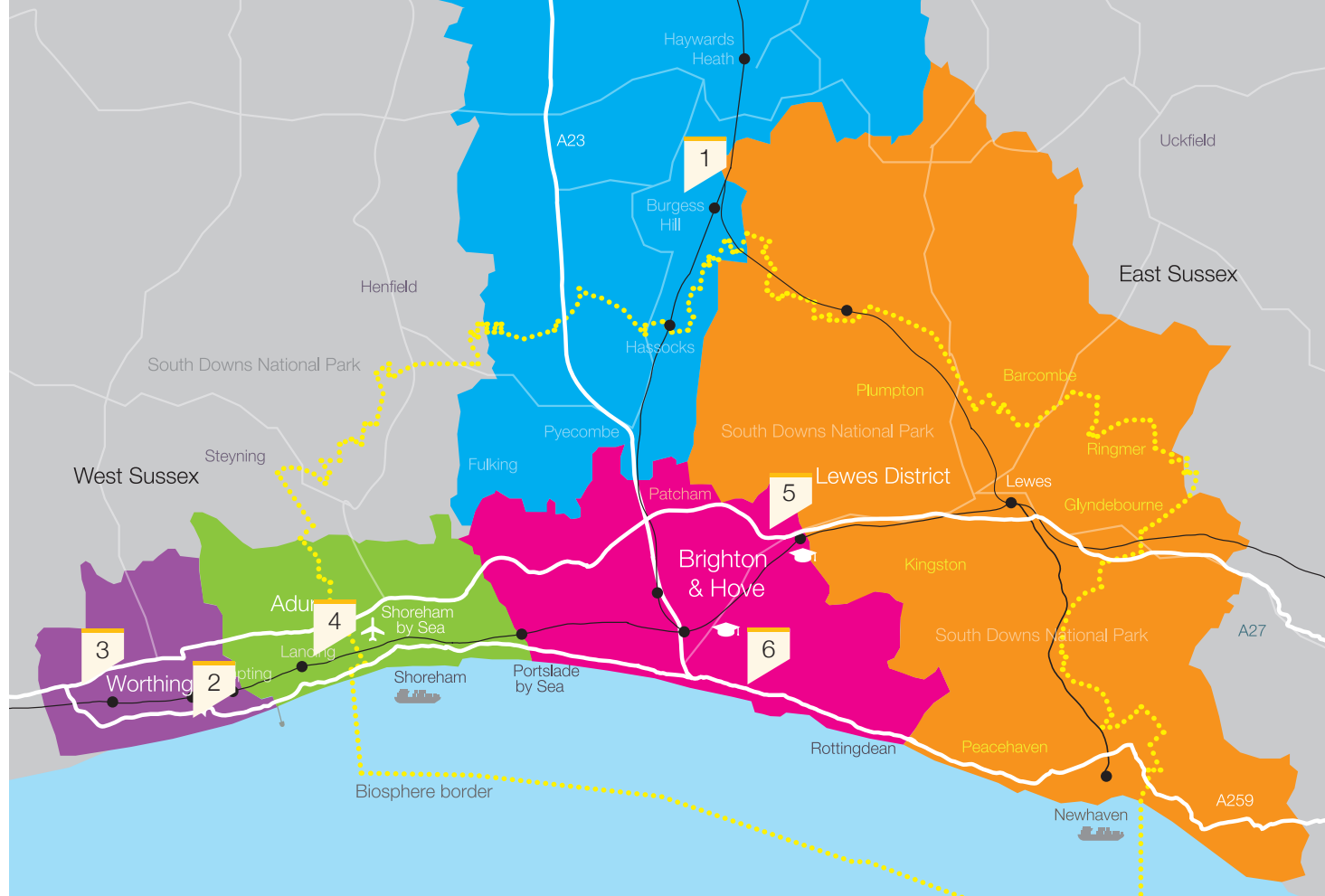
The Greater Brighton Investment Programme

LFG Growth Deal Round 3 Funding – securing capital grant funding to unlock strategically important projects across the City Region

Coast to Capital's Round 3 Call for Growth Projects was launched on 22 December 2015. In response, the Board reviewed the Greater Brighton Project Pipeline and prioritised projects for this highly competitive round of the Growth Deal. Six Greater Brighton projects were allocated funding, totalling £48.77m

These projects are aligned to and will directly deliver the Board's strategy for growth, as articulated in the Greater Brighton City Deal and the response to the Industrial Strategy Green Paper, as well as the emerging Coast to Capital Strategic Economic Plan.

It should be noted that the above outputs may include an element of duplication with some projects already within the Greater Brighton Investment Programme; those forming part of a larger strategy or programme to unlock key growth sites.



- 1 Burgess Hill Growth Area Infrastructure Package
- 2 Worthing Central Phase 1 (Teville Gate House and Union Place)
- 3 Decoy Farm, Worthing
- 4 New Monks Farm and Airport Business Estate, Shoreham
- 5 Sussex Bio-Innovation Centre, Brighton & Hove
- 6 Black Rock Site Development, Brighton & Hove

Burgess Hill Growth Area Infrastructure Package (£14.9M)

Burgess Hill is the largest single growth location in Greater Brighton and much activity and investment is already underway to transform this town into a modern and thriving place that can act as a growth engine for the City Region.

This project will put in place a package of local infrastructure improvements – ranging from junction upgrades and road enhancements to public transport improvements and walking and cycling initiatives – that will support the delivery of the £1bn Burgess Hill growth programme. It will ensure that infrastructure is planned holistically and delivered at the appropriate phases, thereby bringing pace and certainty to the programme. In so doing, this project will support the creation of:

- 5,000 new homes, including at the Northern Arc (3,500 homes), Kings Way, the Keymer Tile Works, Fairbridge Way and Burgess Hill Railway Station
- 200,000sqm of employment floor-space, at the Northern Arc, The Hub and the Science & Technology Park on a new site to the west of Burgess Hill that will spark the creation of a cluster

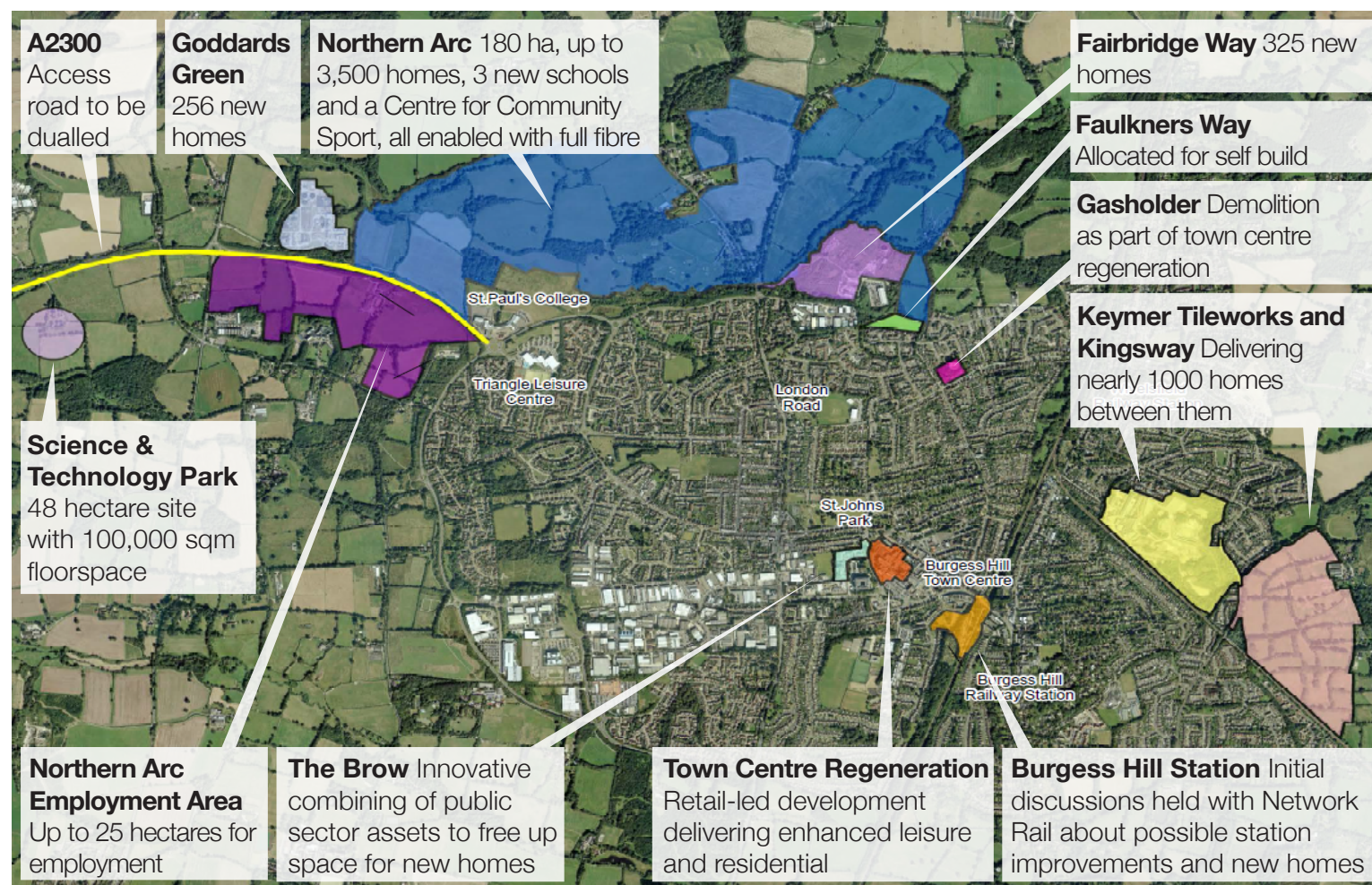
and draw more high-value businesses into the City Region

- A regenerated town centre, providing a modern shopping offer, a multiplex cinema, a hotel, restaurants, car parking spaces, a new library and new homes
- Conversion of a number of public sector buildings into a modern purpose-built public

service facility housing a GP surgery and the police and fire services

- 5,500 direct jobs and 9,500 indirect jobs

This project will complement the delivery of enhancements along the A2300 corridor, which are essential for improving the town's link to the strategic road network.



Worthing Central Phase One (5.6M)

This project is the first phase of a comprehensive and co-ordinated transformation programme of Worthing's Town Centre, stretching from Worthing Central Railway Station to the Seafront. This project will deliver an exciting mix of leisure, commercial and residential uses on two key redevelopment sites, both of which are currently vacant and damaging the overall appearance and economic performance of the town.



Teville Gate House

A redundant and derelict office block and surface car park located opposite Worthing Central Railway Station. This project will redevelop the site deliver;

- a new building Innovation Centre
- 3* hotel with up to 180 bedrooms or serviced apartments.

The award of Growth Deal funding has helped to facilitate negotiations between the main site owner (of Teville Gate) and the owner of Teville Gate House. Recent meetings have explored the option of a development agreement to secure implementation of a phased development for both sites. Work is ongoing on the main site to bring forward a planning application in the autumn of 2017.

Union Place

Currently home to the former Police Station (demolished in 2009) and the council-owned surface car park to the east. This project will create;

- mixed use residential scheme
- multiplex cinema
- restaurants

Together these two sites will significantly enhance the town centre economy and act as a catalyst for further regeneration and improvements to the public realm.

Overall, the redevelopment of Teville Gate House and Union Place is expected to deliver;

- 128 new homes
- 13,222sqm commercial floor-space
- 189 new jobs.

Decoy Farm, Worthing (£4.8M)

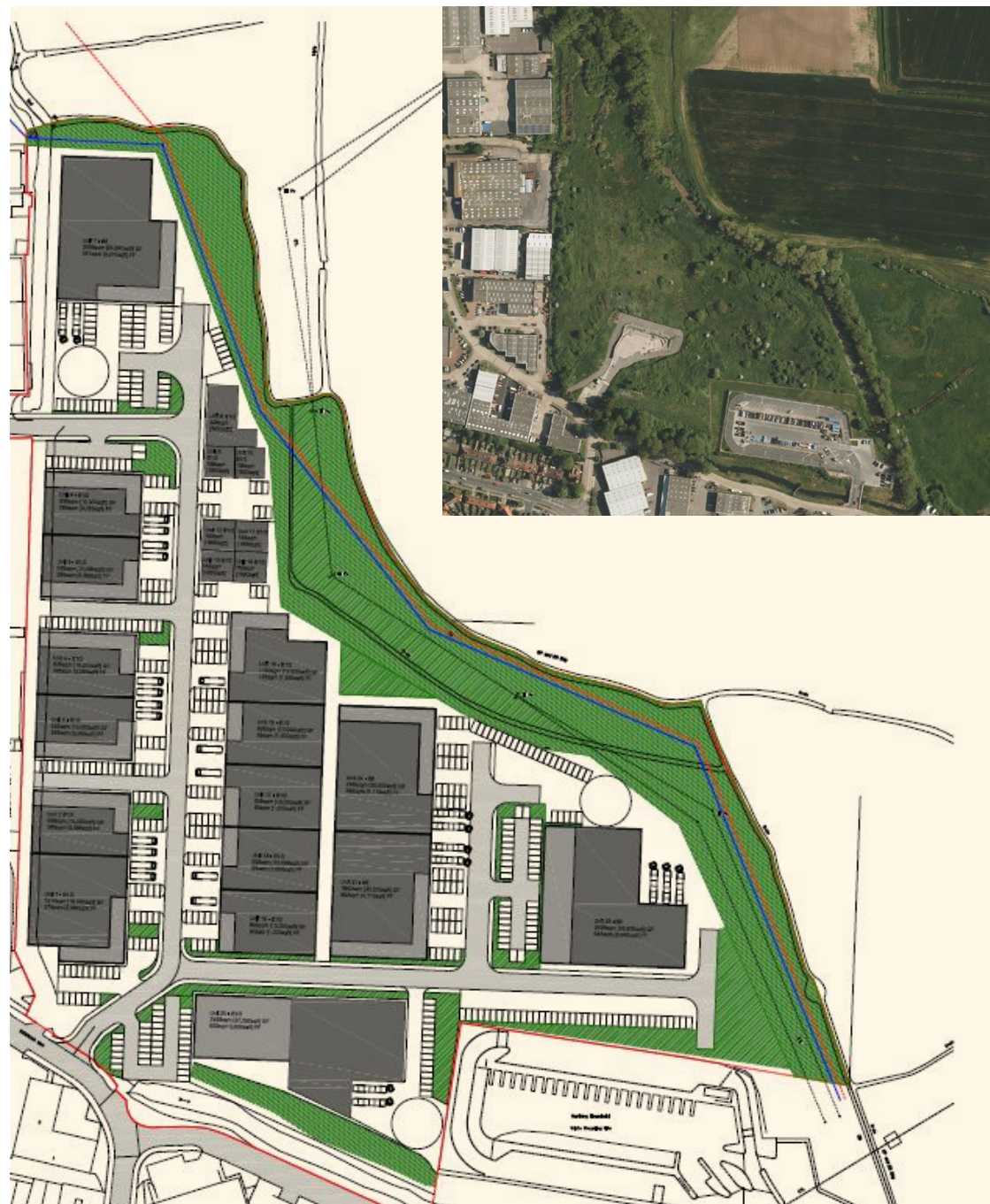
Decoy Farm is a 7.7 hectare former landfill site located in close proximity to East Worthing Railway Station. It is one of only two strategic employment sites in Worthing. This project will transform the site – which has stood unused for over three decades – into one of the most spacious commercial employment centres on the South Coast, providing openings for existing businesses (for example GlaxoSmithKline, Allergy Therapeutics and Rayner Intraocular Lenses) to expand and attracting wider enterprise and investment from the South East and London.

This project also provides an opportunity to deliver economic development that stretches into other parts of Greater Brighton. The new employment centre could enable the relocation of existing businesses from prime town centre sites – including Shoreham Harbour and Worthing Town Centre – freeing up space for housing and other more appropriate town centre business uses.

Key project milestones and deliverables;

- decontaminate and remediate Decoy Farm
- deliver substantial access and traffic calming road improvements
- provide the potential for 40,000sqm of new commercial floor-space
- generate 2,300 new jobs
- deliver £220m of economic output to the economy over a 20 year period.

Engagement with potential occupiers/developers is helping to inform the most appropriate remediation strategy for the site. West Sussex County Council has been assisting with the preparation of a Transport Assessment. This will help inform further studies and support a planning application for the site.





New Monks Farm and Airport Business Estate, Shoreham (£5.7M)

This project will put in place the essential road infrastructure needed to unblock the development of both New Monks Farm and the Airport Business Estate into a strategic employment and housing growth centre. It will complement the Adur Tidal Walls Flood Defence Scheme, which is already putting in place some of the major infrastructure required to secure future development.

This project will help to enable the delivery of;

- 600 new homes
- 10,000sqm of employment floor-space at New Monks Farm
- 708 new full-time jobs
- a further 15,000sqm of employment floor-space and improved access to businesses already located around Shoreham Airport.
- an Environmental Technologies Growth Centre, adjacent to Ricardo UK Ltd's £10m Vehicle Emissions Research Centre
- A 35,000sqm IKEA store

A detailed business case is being developed for submission to the Coast to Capital LEP later this year.



This project will improve access to and from the proposed growth centre, by creating a new signalised 6-arm junction on the A27 that will serve both New Monks Farm and Shoreham Airport. It will also close the existing Sussex Pad Junction, which would be unable to cater for the additional traffic movements created by the proposed growth centre.

Sussex Bio-Innovation Centre, Brighton (£5.5M)

The Sussex Bio-Innovation Centre will be a much-needed new facility for entrepreneurs and businesses from the City Region's developing Life Sciences sector. It will provide a research and development interface between academia and business, to foster Greater Brighton's next generation of pharma and biotech companies. The Centre's links to the rapidly expanding research and teaching facility at the School of Life Sciences will also enable these companies to take advantage of the skilled workforce grown within the City Region.

The Bio-Innovation centre will be located in a new £99m Life Sciences building at the University of Sussex's Falmer campus. This building will provide;

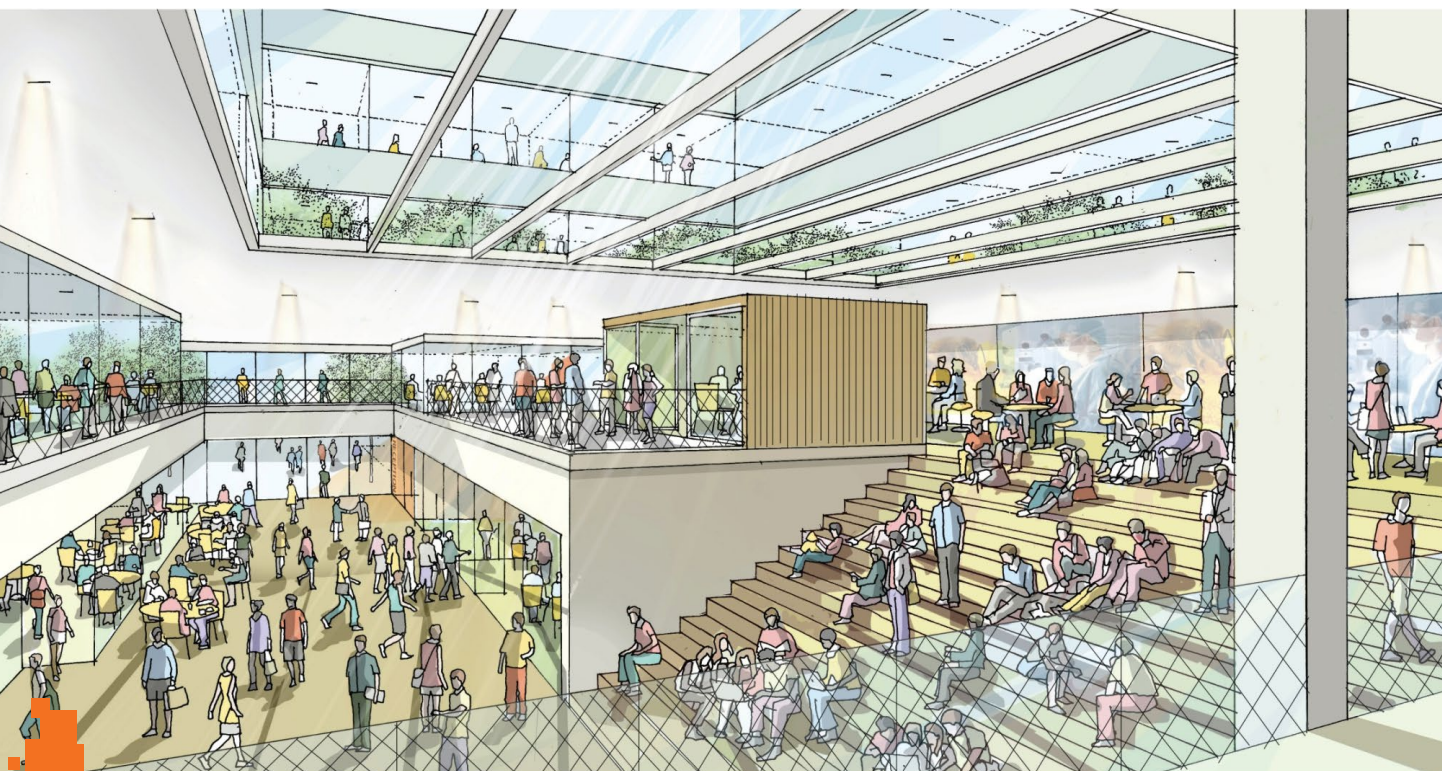
- dedicated teaching space and modern laboratory equipment
- technical support
- inspiring collaboration spaces for academics, researchers and clinicians from different disciplines to share knowledge and create innovative partnerships.

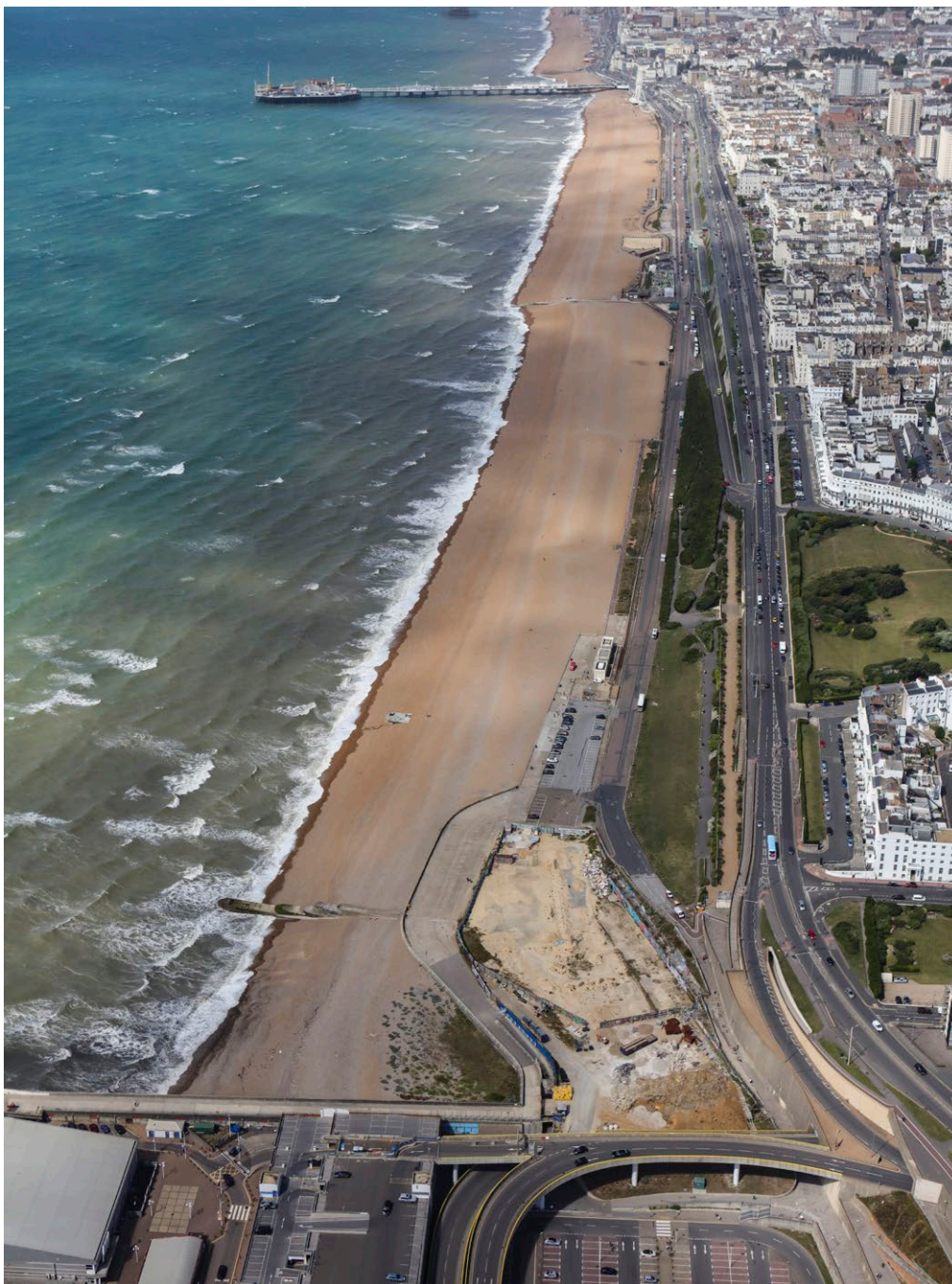
The Centre will be able to support up to 20 new business teams at a time. This will create;

- over 60 specialist bio-science graduate-level jobs
- a further 20 specialist technician, business support and management positions
- 147 new indirect academic and teaching jobs

As an 'incubator' the Centre will support the start-up and early growth of businesses, which will then graduate to larger premises and be replaced. An average business stay of 5 years is expected meaning that 100 bio-science businesses will be supported over the next 20 years, creating over 300 new scientific positions.

Detailed building designs have been completed for the entire new Life Sciences Teaching & Research Building including the Bio-Innovation Centre. Planning consent has recently been received and work expected to begin onsite in early 2018.





Black Rock Site Development, Brighton (£12.1M)

The Brighton Centre, the city's existing conference centre, is almost 40 years old and because of its constrained capacity, access restrictions and limited flexibility is failing to meet market requirements. Technical reports have demonstrated that further investment would not represent value for money, as the fundamental infrastructure elements of the building are failing.

Part of the wider £540m Brighton Waterfront regeneration programme, this project will deliver a state of the art conference centre and arena facility on Black Rock. Redevelopment of this site – which has stood derelict for over 30 years – will catalyse future development in the area, transforming it into an attractive anchor destination. It will complement the Brighton Marina, sitting immediately to its east and the emerging Madeira Terraces regeneration to the west, which will benefit from increased visitor numbers.

Delivery of this project will enable the City Region to match its domestic competitors to capture

a share of the growing market for international conventions and arena events that is vital to the local economy. Approximately £50m of the nearly £750m generated in the visitor economy in Brighton & Hove each year is a result of conferences and exhibitions, not to mention the thousands of jobs in support industries such as hotels and guest houses, restaurants and shops and transport and event services.

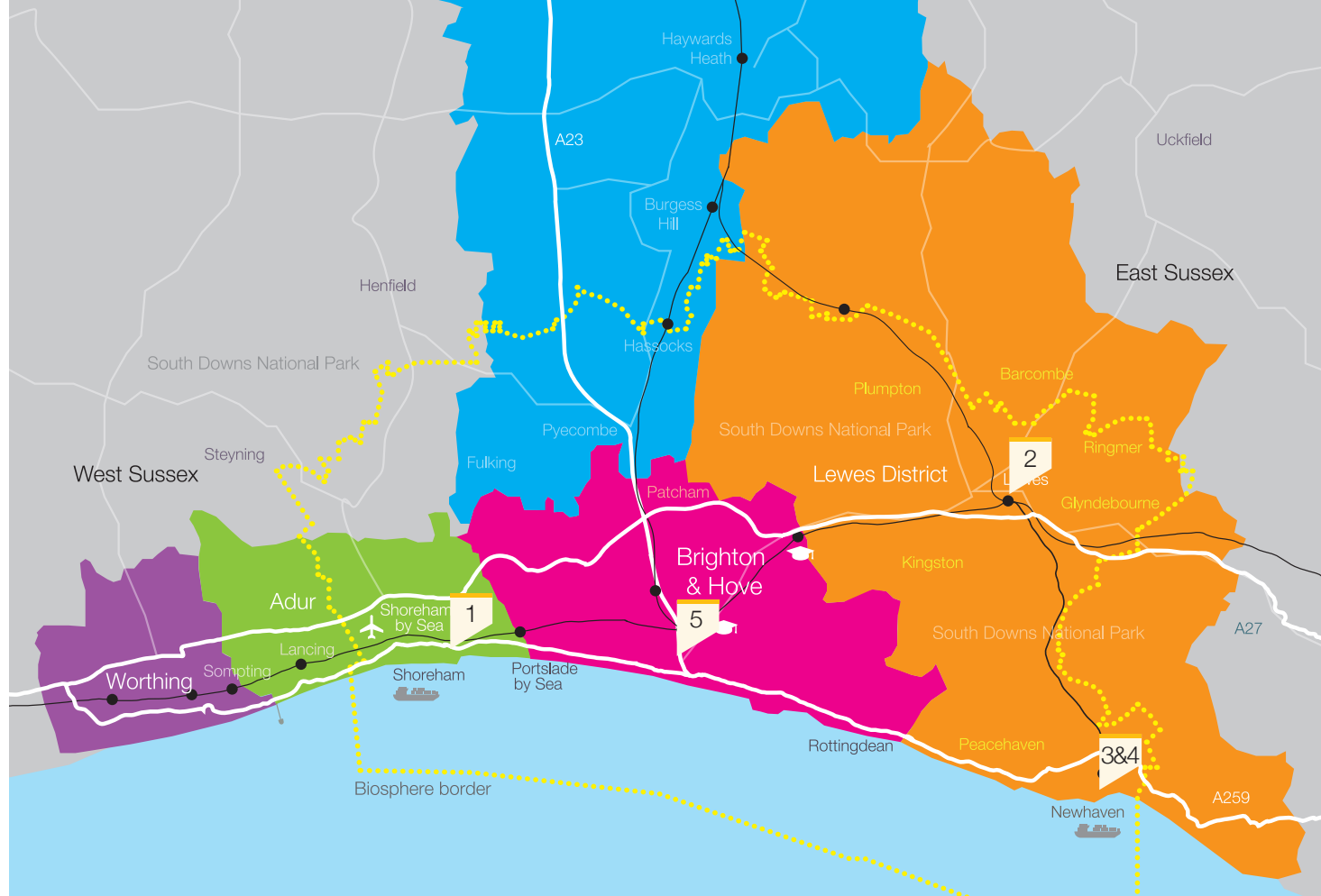
This project will;

- deliver 250,000sqm of state of the art conferencing facilities
- create 797 jobs as well as safeguarding the existing jobs at the Brighton Centre and will
- generate an additional £30m annually in gross value added
- unlock the opportunity to redevelop the existing conference centre site; enabling the redevelopment of up to 56,000sqm of commercial floor space to create an improved and expanded retail offer at Churchill Square, along with residential uses that are more appropriate to its prime city centre location.

The Greater Brighton Project Pipeline And Growth Deal Projects from Unallocated Funds Rounds

1 & 2 – securing capital grant funding to unlock strategically important projects across the City Region

In December 2016, Coast to Capital's announced that it had approximately £46.65m of unallocated funds available to support capital growth projects. The Greater Brighton Board put forward eight bids, five of which were successful in being awarded funding, totalling around £9.9m.



- 1 Adur Civic Centre
- 2 Springman House
- 3 Railway Quay
- 4 Eastside South
- 5 Royal Pavilion Exchange – Corn Exchange & Studio Theatre



Adur Civic Centre, Shoreham-By-Sea (1.8M)

The scheme is split into two phases, North and South.

North:

Formerly the Council offices, the staff car park to the north of Ham Road was identified as a key redevelopment opportunity to bring forward high quality employment space. There is a strong demand for quality office space in Shoreham and this project will support employment numbers in the town and avoid expanding businesses relocating out of the district. The project will deliver around 2,750 sqm of gross employment space and generate 200 jobs

South:

The demolition of the main building will bring forward much needed homes in the Shoreham area as well as additional employment floor space.



The main deliverables will be 150 new residential units and 850 sqm of commercial space.

Demolition of the main building is complete and the contractors have handed the site back to the Council. Architects are being commissioned to prepare development options for the main site.

Springman House, Lewes, (£2.0M)

Springman House is located on North Street in Lewes, close to but outside of the site area for the strategically significant North Street Quarter (NSQ) regeneration scheme. NSQ is a £170m mixed use brownfield site that will deliver the following strategic benefits;

- 416 new homes, of which 40% will be affordable
- 13,000sqm of new workspace, including subsidised creative workspace



- 575 full time jobs, which includes 100 full time construction jobs
- A new modern health centre for 26,000 patients
- Strategically important flood defences, completing the defence of Lewes
- A public square hosting contemporary restaurants and alfresco riverside dining, a two tier riverside promenade and extensive new cycle paths and footpaths.

The Local Growth Funding enabled Lewes District Council (LDC) to purchase the Springman House site, in March 2017. Following the purchase of the site, LDC is commissioning the design and construction of the new facility, which also provides an opportunity to work with Sussex Police to co-locate blue light services in the town. It is expected that the new fire station will be operational by March 2020.

Railway Quay & Eastside South, Newhaven (£3.1M)

Railway Quay is one of the eight key sites that make up the Newhaven Enterprise Zone.

The site lies adjacent to the University Technical College (UTC) and has a number of key challenges. These include the need to relocate existing utilities cables, site access and possible ground contamination. This has delayed viable plans coming forward.

A land-assembly opportunity has now emerged for the purchase of the long leasehold interest in the site by Lewes District Council (LDC), with

a view to accelerating employment-generating development in keeping with the aims and objectives of the new Enterprise Zone. LDC completed the purchase of the land early in the year and has commissioned consultants to undertake a market demand study looking at options for new development.

A bid has been submitted to the Government's Commercial Support Fund to investigate ground conditions and constraints on part of the Avis Way site.

Eastside South is a business park in the Newhaven Enterprise Zone. The purpose of this project is to build capacity for higher value business occupiers in advanced engineering and clean-tech sectors and enable 'grow-on' space for local SMEs. This is in line with Newhaven's status as a growth centre with a specialism in the clean, green and marine sectors, which is a key plank in the Newhaven Enterprise Zone. The project outcomes will include:

- Creation of 7,733sqm of B1c/B2 floorspace
- 264 net additional FTE supported
- Increase gross value added (GVA) by £83m by 2031/2



Royal Pavillion Exchange – Corn Exchange & Studio Theatre, Brighton (£3.0M)

This project is an initiative by the Royal Pavilion & Museums and Brighton Dome & Brighton Festival to reunite the historic Royal Pavilion Estate. The strategic drivers for the investment are:

- Returning the Royal Pavilion Estate to a world class heritage destination
- Achieving the long term vision for both organisations
- New Business Model & Commercial Strategy that increases future resilience by improving commercial performance and reducing running costs
- Evidence-based improved Visitor/ Audience experience
- Improved Learning, Access & Participation
- Contribution to Brighton's cultural tourism by a strengthened City Centre & Cultural Quarter offer.

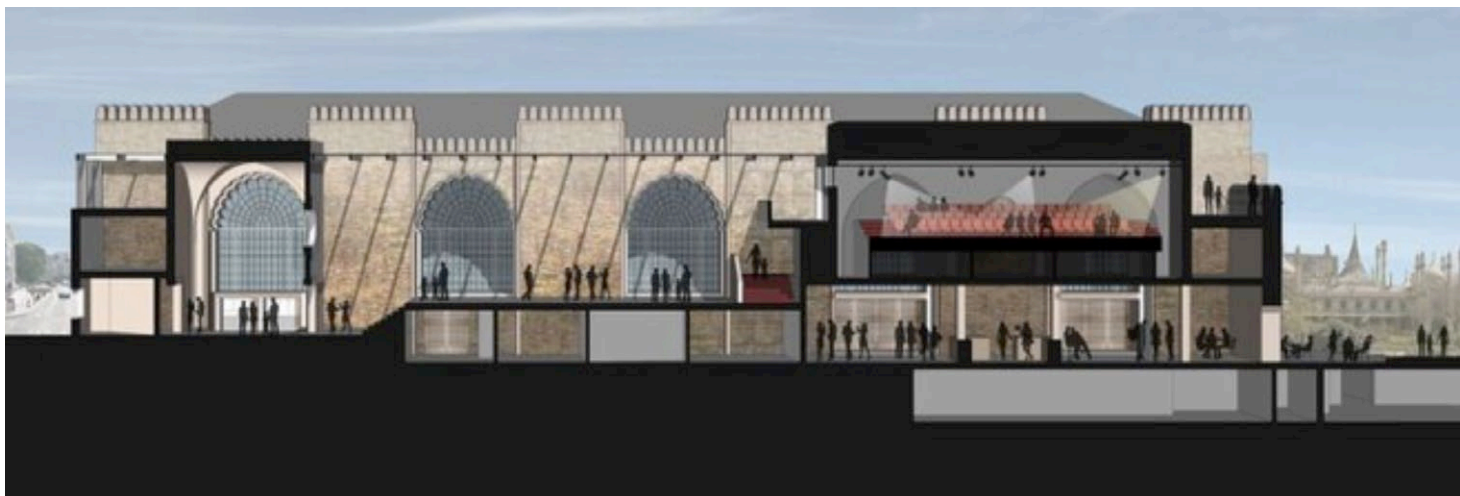
Key outcomes from the project will be:

- Increased annual revenue, providing a surplus of £1.5m-£1.8m for re-investment into the Royal Pavilion Estate
- The project will develop, deepen, and broaden the cultural tourism offer through increasing visitor spend

The capital works will deliver:

- 227 construction jobs on total construction cost of £21.8m
- 44 construction apprenticeships

Following appointment of the main contractor, R. Durnell & Sons Ltd, works started on site on 13 February 2017.



Closing statement – from Councillor Andy Smith, Leader of Lewes District Council and Chairman of the Greater Brighton Economic Board 2017/18

It's three years now since the Greater Brighton Economic Board (GBEB) was formed.

Covering an area from Worthing to Newhaven and northwards from Brighton to Crawley, over 820,000 residents call this place home.

Our objectives have remained the same since day one: boost economic growth, by encouraging enterprise and developing skills; create more homes and places to work; and improve how our area is connected.

Having taken over the reins as chairman of the board just a few months ago, I am proud to say that those 820,000 residents are now starting to see the fruits of our labour, physical proof that by working together we are making a difference.

The spring saw the completion of Greater Brighton Metropolitan College's Construction and Trades Centre on the east Brighton campus ready for the first intake of 500 students a year from September.

The autumn also saw the opening of the £14 million Advanced Engineering Centre at the University of Brighton's Moulsecoomb campus, funded by £7 million secured by GBEB through the Coast to Capital Local Enterprise Partnership.

Both of these are examples of how money pulled in by Greater Brighton is creating a real difference - and all while making sure our economy has the

skilled workforce needed to drive it forward.

It's not just in Brighton where projects are moving forward.

In Shoreham, the Environment Agency's Adur Tidal Walls scheme is advancing on time and on budget; while in Lancing, a £5.7 million sum will go towards enabling the development of 600 homes and a new Ikea store - a retailer the City Region has long been lacking!

Elsewhere, large amounts of money have been pulled into Worthing (£10.4 million) and Burgess Hill (£14.9 million) to support the unlocking of key schemes to drive forward redevelopment in these towns.

In my own backyard we are seeing the transformation too. In June the Newhaven Enterprise Zone was officially launched, offering businesses tax breaks and support to allow them to grow. It is early days yet, but the project well on track to its target of safeguarding up to 2,000 jobs.

With success stories like this, it's no wonder that GBEB is now attracting national interest.

This autumn government officials from the Department of Business, Energy and Industrial Strategy visited the City Region to see how we can better work together and pass on those lessons to others across the UK.

We used this opportunity to promote the area and push for the Southern Accelerator, which was a key theme in our response to the government's Industrial Strategy Green Paper. Similar in nature to the Northern Powerhouse or Midlands Engine (although we are about ten times smaller than both), this is about generating the climate which allow us to put the foot on the gas to propel the City Region forward.

We are forming stronger connections closer to home - with Crawley Borough Council and Gatwick Airport coming on to the Board, allowing us to pull in more investment and giving us greater leveraging power at a national and international level.

Transport remains a major worry; the problems with Southern Rail and ongoing congestion on the A27 are real obstacles to growth. We remain committed to lobbying for improvements.

I admit there is plenty to do. But I'm confident that by working together we continue to make big strides in making Greater Brighton a more prosperous and connected City Region.



